



GRASSROOTS
REALTY GROUP

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92 Birch Bay Drive
Rural Lacombe County, Alberta

MLS # A2208925



\$474,900

Division:	Birch Bay		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,570 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.47 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Lawn, Many Trees, No N		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: none

Birch Bay; a Wonderful Lake community with SO MUCH TO OFFER! This 1/2 acre property boasts a wonderful 1570 square feet of living space, a gorgeous and private yard, a double garage with 8' doors, a small BUNKHOUSE and a 24x30 shop steps from Gull Lake! Situated with privacy in mind, the home is open and inviting with a wonderful view of the treed yard, backing onto a community reserve! Sheltered by a row of spruce trees, the backyard faces south for sunny days spent on one of the two large decks. The open concept home has wonderful natural light with plenty of south facing windows. Stepping in, you're greeted with a large raised living room with vaulted ceilings and floor to ceiling windows anchored by a fireplace. The HUGE dining/ living space offers room for family gatherings and entertaining. The large open concept kitchen offers loads of cupboards & counter space. There is also a good sized pantry. Adjacent to the kitchen is a handy laundry room. At the end of the house is a private master bedroom and lovely 4 piece ensuite. On the opposite end of the home, there is another 4 piece bath and a good sized bedroom. Heading down to the renovated basement, you'll step into the MASSIVE family room with bright windows and new plush carpeting. There are 3 more good sized bedrooms and a 3 piece bath. There is convenient access to the yard with a walk up side door. The home has been recently refreshed with new paint, flooring, baseboards, trim, light fixtures, backsplash, carpet, all new PEX plumbing lines, doors, toilets, basement ceiling tiles, pot lights, light switches & covers and taps. There is also a HUGE amount of closet & storage space. There is a new Furnace and 3 brand new hot water tanks; One for domestic, one for in floor heat (house), and in floor heat for the BUNKHOUSE. The basement is sound and waterproof with

a BASEMENT SOLUTIONS waterproofing system. With a lifetime warranty that's transferable, you have piece of mind. Directly off the kitchen through french doors is a massive double deck. Great for sunning, entertaining or relaxing (Lower back deck requires some repair). The piece de resistance is the Bunkhouse! The 24x24 Garage is fully finished and heated with two ' doors. There is a fantastic little Bunkhouse with a 3 piece bathroom! There is also a 30x24 HEATED SHOP with 220V power, running water, a single garage door and a huge amount of work and project space. The siding and shingles were replaced in 2016. Located on a corner lot, you're also in the Bentley School division with bus stop pick up IN FRONT of the house. The lake is steps away with a beautiful sandy (imported sand!!) beach and a public boat launch. Space, tranquility and privacy START HERE!